IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE

W/S L'Hirondelle Club Road, 565'

S of Ruxton Road

7614 L'Hirondelle Club Road

9th Election District 4th Councilmanic District

John C. Lang, et ux

Petitioners

* BEFORE THE

ZONING COMMISSIONER

* OF BALTIMORE COUNTY

Case No. 95-374-SPHA

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for the property located at 7614 L'Hirondelle Club Road, in the Ruxton community of Baltimore County. The Petitions are filed by John C. Lang and Carol A. Lang, property owners. The Petition for Zoning Variance seeks relief from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed accessory structure (garage) with a 20 ft. maximum height in lieu of the permitted maximum of 15 ft. Special Hearing relief is requested to obtain a flood plain waiver, pursuant to Section 500.6 of the BCZR, Section 517.2.2 of the Building Code and Section 26-670 of the Flood Plain Management Regulations of the Baltimore County Code. A waiver is sought pursuant to these regulations to permit construction of a garage in a Flood Plain Free Board Area. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 2, the plat to accompany the Petitions for Special Hearing and Zoning Variance.

Appearing at the requisite public hearing held for this case was the Petitioner/property owner, John C. Lang. Also present was David Buschman of Buschman Design-Build, the contractor retained by the property owner to build the garage. Appearing in opposition to the Petitions was Nancy Horst, a community activist from Ruxton. Appearing as an interested person was David L. Thomas from the Department of Public Works.

Testimony and evidence presented was that the subject site is approxi-

COURT RECEIVED FOR FILING

mately .788 acres in area and is zoned D.R.2. The property is adjacent to the L'Hirondelle Club Road and bears the address, 7614 L'Hirondelle Club Road in Ruxton. The property is rectangularly shaped with a narrow width of approximately 100 ft. at the front property line. However, the lot is quite deep ranging in depth from 327 to 355 ft. Presently, the property is improved with an existing 1.5 story stone single family dwelling. A stone driveway provides vehicular access to the site.

The Petitioner proposes constructing a 24 ft. x 22 ft. garage immediately to the rear of the stone dwelling. However, as shown on the site plan, the rear of the property lies within a flood plain. The proposed garage abuts the limit of the flood plain area which occupies approximately 1/2 of the entire lot. Moreover, the proposed garage will actually be built in the Flood Plain Free Board Area. Under regulation, this area is defined as that portion of ground which is 1 ft. or less higher in elevation than the defined flood plain.

The Petitioner also desires to construct the garage 20 ft. in height. At the hearing, Mr. Lang testified that the additional height was necessary for his storage needs. He indicated that the proposed structure would be architecturally compatible with the existing dwelling and would not adversely affect the surrounding locale. The garage is built for storage purposes only and will not house any dwelling or apartment units, nor be used for commercial purposes. Building plan elevation drawings were submitted (Petitioner's Exhibit No. 1), which show an attractively designed functional garage building. The building will have room for two automobiles and also an attic storage/loft area.

The Petitioner also submitted letters from the immediate neighbors in support of the request. These neighbors indicate that they have no objection to a 20 ft. high structure. The letters opined that the proposed

GRDER PEDENCE FOR FILING

garage will not adversely affect the neighbors property or any property in the neighborhood.

As to the height variance, I am persuaded to grant same. The testimony and evidence offered by the Petitioner was compelling that the variance relief is justified. Due to the location of the flood plain and the Flood Plain Free Board Area, there is limited yard area on which the garage can be constructed. Moreover, the size of the garage's footprint is limited in view of the restricted yard area. In that the garage expansion cannot go "out" it must go "up". The height of the garage, as proposed, will not be detrimental to the surrounding locale. I am persuaded that the unique character of the lot (e.g., existence of flood plain area) justifies the height variance. I find that the Petitioner has satisfied the requirements of Section 307 of the BCZR as it relates to variances.

The special hearing issue is more difficult. The difficulty here is not as much to the merits of the request as it is to the procedural posture and whether this Zoning Commissioner is empowered to grant the relief requested.

Mr. Thomas, from the Department of Public Works, indicated there is no specific regulation which prohibits construction in a Flood Plain Free Board Area. Construction is specifically prohibited in the flood plain area by regulation. However, as noted above, the Flood Plain Free Board Area is in essence a buffer which abuts the flood plain area. Within the Design Manual adopted by the Department of Public Works (DPW), a number of illustrated drawings are attached which demonstrates DPW's standards and requirements. One of the design drawings attached (Plate D-19) contains an illustration of construction near a flood plain. That drawing shows that there need be a minimum 20 ft. setback from the flood plain to any construction.

Obviously, in this case, the setback is not being observed. Recognizing this concern, the Petitioner approached DPW and offered to raise the garage flood level to an elevation of 2 ft. above the flood plain level of 237.83 ft. A letter was submitted at the hearing from Thomas H. Hamer, P.E., Acting Director of DPW, which granted a waiver of the "requirement" found within Plate D-19. Mr. Hamer's letter indicates his department's approval of the proposed construction, contingent upon compliance with a number of conditions. The grant of the Petition for Special Hearing by this Zoning Commissioner will require compliance with the terms and conditions of Mr. Hamer's letter.

The underlying question regarding this Zoning Commissioner's authority is more difficult. On the one side, Section 2-75 of the Baltimore County Code defines the duties and responsibilities of the Director of Public Works. That section vests in the Director's supervision over all engineering decisions and matters concerned or connected with public improvements made within the County. Public Works would, no doubt, argue that the proposed garage impacts public improvement, a position which I see as tenu-However, Section 500.6 of the BCZR under which this Petition was ous. brought, empowers the Zoning Commissioner to interpret only zoning regulations. Clearly, the regulation at issue, in this case, does not spring from the zoning Code. Moreover, the authority conferred to the Zoning Commissioner as Hearing Officer within Section 26-172; to grant waivers from the requirements of Division 3, 4 and 5 of this regulation is not precisely applicable, in that this matter was presented to me as a zoning case, as opposed to consideration of a development matter.

In any event, the issue is moot here. Mr. Hamer, as the Director of DPW, opines that the garage can be safely and properly built in the flood plain free board area based on the restrictions or conditioned upon the

CREEK RECEIVED FOR FILING

restrictions in his letter. I agree. Thus, whether the approval should come from me or DPW, the decision is the same in this instance.

A comment is also in order regarding the Zoning Plans Advisory Committee recommendations. Within their comment, the Office of Planning and Zoning (OPZ) recommends denial of the Petition for Special Hearing. That agency notes a history of flooding in the Roland Run Watershed and expresses a concern that the proposed construction could aggravate that situation. This sentiment was echoed by Ms. Horst. Although appreciative of OPZ's concern, I will defer to the expertise of DPW. It is, again, worth noting that the proposed construction is not within the flood plain area, itself. Moreover, the restrictions suggested within Mr. Hamer's letter satisfactorily mitigate any impact. The Department of Environmental Protection and Resource Management's (DEPRM) comment observes that the forest buffer easement will be either the 100 year flood plain limit or 25 ft. of the flood plain, whichever offers greatest protection to the wetlands/resource. The comment does not detail DEPRM's opinion on this position on this specific case and does not affirmatively state that the construction would be prohibited based on DEPRM's regulations and procedures. I will condition the approval including the issuance of any building permits for the garage based on any recommendations ultimately submitted by DEPRM.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19 day of July 1995, that, pursuant to the Petition for Special Hearing, approval to obtain a flood plain waiver, pursuant to Section 500.6 of the BCZR, Section 517.2.2 of the Building Code and Section 26-670 of the

DETERMENT OF FILING

DETERMENT OF STATES

BY

THE TRANSPORTER

BY

Flood Plain Management Regulations of the Baltimore County Code, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a waiver from these regulations to permit construction of a garage in a Flood Plain Free Board Area, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed accessory structure (garage) with a 20 ft. maximum height in lieu of the permitted maximum of 15 ft., be and is hereby GRANTED, subject, however to the following restriction, and in accordance with the site plan.

- 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. Compliance with the comments submitted by Mr. Thomas Hamer, Acting Director, Department of Public Works, dated April 26, 1995, are adopted in their entirety and made a part of this Order.
- 3. The Petitioner shall comply with any comments relating to the construction of the proposed garage issued by DEPRM for the protection of the water shed resource.
- 4. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

...

Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

July 19, 1995

Mr. and Mrs. John C. Lang 7614 L'Hirondelle Club Road Ruxton, Maryland 21204

RE: Petitions for Special Hearing and Zoning Variance

Case No. 95-374-SPHA

Property: 7614 L'Hirondelle Club Road

Dear Mr. and Mrs. Lang:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Lawrence E. Schmidt Zoning Commissioner

LES:mmh

cc: Mr. Dave Buschman, President of Buschman Design-Build, 1530 Everlea

Road, Marriottsville, Md. 21104

Mrs. Nancy W. Horst, 7819 Ellenham Avenue, Ruxton, Md. 21204

cc: Mr. Dave Thomas, DPW, County Office Building, Towson



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

7614 L'HIRONDELLE CLUB ROAD

which is presently zoned

MICROFILMED

DR-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Flood Plain Waiver ---- Special Hearing Pursuant to Section 500.6 BCZR and Section 517.2.2. Building Code and Section 26-670 Flood Plain Management - BCC --- to Permit Construction of a Garage in the Flood Plain Free Board Area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Leusee	Legal Owner(s)
(Type or Print Name)	John C. Lang (Type or Print Name)
Signature	Carole A. Lang
Address	(Type or Print Name)
City State Zipcoc	de Signature a. Rang
Attorney for Petitioner	7614 L'Hirondelle Club Rd. 828-6057 Address Phone No 265-4675 W
(Type or Print Name)	Ruxton MD • 21204 City State Zipcode Name, Address and phone number of representative to be contacted.
Signature	John C. Lang
Address Phone No	7614 L'Hirondelle Club Rd. 828-6057 Address Phone No 265-4675 W
City State Zipcoc	ESTIMATED LENGTH OF HEARING
April & Admits	the following dates Next Two Months
	REVIEWED BY: DATE



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

7614 L'HINOM DEUE CLUB RD.
which is presently zoned DR-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Hereto and made a part hereof, hereby petition for a variance from Section(s) 400, 3 TO PERMIT A PROPOSED ACCESSORY STRUCTURE WITH A MAXIMUM 20 FT, HEIGHT IN LIEU OF THE PERMITTED MAXIMUM OF 15 FT, (PROPOSED DETACHED GARAGE)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

			I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition
Contract Purchaser/Lessee			t egal Ownor(s)
(Type or Print Name)	Name		TOHN C. LANG (Type or Runt Name)
Signature			Signature Signature
Add	-		CAROLE A. LANG
Address			(Type or Print Name) Canala A Lang
Ĉi y	State	Zipcode	Signature CD MOVING
Attorney for Petitioner			7614 L'HIDOM DENE CHIR OR ROD
(Type or Print Name)	<u> </u>		7614 L'HIRON DENTE CUB RD. 828- Address Phone No. (W) 265-4
			$\begin{array}{cccccccccccccccccccccccccccccccccccc$
Signature			Name, Address and phone number of representative to be contacted
Address	Phone		JOHN LANG
Ĉity	State	Zipcode	Name SEE ABOVE Phone No
		Administra	
		New	the following dates Next Two Months
Printed with Soybean on Recycled Pape	i lok er	8 5,	ALL ATHER A 20/05
		The state of the s	REVIEWED BY: DATE 77.20/95

369 95-374-SPHA

ZONING DESCRIPTION FOR 7614 L'HIRONDELLE CLUB ROAD (This is not a legal description, and is intended for zoning use only.)

Beginning at a point on the West side of L'Hirondelle Club Road which is 30 feet wide, at the distance of 565 feet more or less south of the centerline of Ruxton Road and located in the ninth Election District, fourth Councilmanic District, thence,

South 85 degrees West 355 feet 4 inches, thence, South 17 degrees 45 minutes East 102 feet 4 inches, thence, North 85 degrees East 327 feet 6 inches, thence, North 2 degrees West 100 feet to the place of beginning.

Containing 0.78 acres.

ZONING DEPARTMENT OF BALTIMORE COUNTY

Toween, Maryland

District 94	Date of Posting 5/5/95
Posted for: Special Hearing & Varion	160
Petitioner: Jehn & Lorola Lan	· /
Location of property: 2614 Fixo-	ndelle the Rd
Location of Signs: Facing Maduby 10	In preparty being to no be
Remarks:	
Posted by Maller Signature	Date of return: 5/12/95
Number of Signs: /	· · · · · · · · · · · · · · · · · · ·



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Cass: #95-374-SPHA
(Item 369)
7614 L'Hirondelle Club
Road
W/S L'Hirondelle Club
Road, 565' S of Ruxton
Road
9th Election District
4th Councilmanic
Legal Owner(s):
John C. Lang and Carole
A. Lang
Hearing: Tuesday,
May 30, 1995 at 11:00
a.m. in Rm. 118, Old
Courthouse.

Special Hearing to approve

struction of a garage in the flood plain free board area. Variance to permit a proposed accessory structure with a maximum 20 foot height in lieu of the permitted maximum of to feet for a proposed detached garage.

flood plain waiver to permit con-

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

NOTES: (1)Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2)For information concerning the file and/or Hearing, Please Call 887-3391. 5/064 May 4.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/5 , 19.95
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of successive
weeks, the first publication appearing on $5/4$, 19 95.
THE JEFFERSONIAN, A. Henrissan LEGAL AD FOWSON
· ·



Bull'and State Zoning Administration & Development Management 111 West Chesapeako Avenue

Towson, Maryland 21204

1 SPH 030 \$50.00

1 RES VAR 010 \$ 50.00

OWNER LANG. 7614 L'HIRONDELLE CLUB RD.

Account: R-001-6150

A CONTRACTO

D3AO3HOO22MTCHRC BA COO2#24PM04~20~95 \$170,00

Please Make Checks Payable To: Baltimore County

Baltimore County Government Office of Zoning Administration and Development Management





111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 369
Petitioner: JOHN C. LANG
Location: 7614 L'HIRONDEUE CLUB RO.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: JOHN C, LANG
ADDRESS: 7614 L'HIRONDELLE CLUB RD.
RUXTON MD. 21204
PHONE NUMBER: 410 - 828 - 6057
410-265-4675 (WORK) MICHOLINE

AJ:ggs

(Revised 04/09/93)



Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

April 28, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore
County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-374-SPHA (Item 369)

7614 L'Hirondelle Club Road

W/S L'Hirondelle Club Road, 565' S of Ruxton Road

9th Election District - 4th Councilmanic Legal Owner: John C. Lang and Carole A. Lang

HEARING: TUESDAY, MAY 30, 1995 at 11:00 a.m. in Room 118 Old Courthouse.

Special Hearing to approve flood plain waiver to permit construction of a garage in the flood plain free board area.

Variance to permit a proposed accessory structure with a maximum 20 foot height in lieu of the permitted maximum of 15 feet for a proposed detached garage.

Arnold Jablon Director

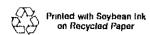
D1100101

cc: John and Carole Lang

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
- (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Alle English States in





111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

May 23, 1995

Mr. and Mrs. John C. Lang 7614 L'Hirondelle Club Road Ruxton, Maryland 21204

RE: Item No.: 369

Case No.: 95-374-SPHA

Petitioner: John Lang, et ux

Dear Mr. and Mrs. Lang:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

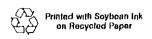
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

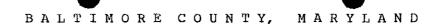
W. Carl Richards, Jr. Zoning Supervisor

Sincerely Richard

WCR/jw
Attachment(s)

WCCCCIINE





INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration & Development Management

FROM: Pat Keller, Director

Office of Planning and Zoning

DATE: May 16, 1995

SUBJECT: 7614 L'Hirondelle Club Road

INFORMATION:

Item Number:

369

Petitioner:

Lang Property

Property Size:

Zoning:

DR-2

Requested Action:

Variance & Special Hearing

Hearing Date:

/ /

SUMMARY OF RECOMMENDATIONS:

The applicants request a special hearing to permit construction of a garage in the flood plain free board area and a variance to permit an accessory structure with maximum height of 20 feet.

There has been a history of flooding in the Roland Run Watershed. Several years ago the County purchased upstream properties that were severely damaged by flooding.

Based on the history of flooding within this watershed, staff recommends that the applicants' request be denied.

Jeffrey W-Long Edyl. Verns

Prepared by

Division Chief:

PK/JL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

T0:

Mr. Arnold Jablon, Director

May 15, 1995

Zoning Administration and Development Management

FROM:

J. Lawrence Pilson

Development Coordinator, DEPRM

SUBJECT:

Zoning Item #369 - Lang Property 7614 L'Hirondelle Club Road

Zoning Advisory Committee Meeting of May 1, 1995

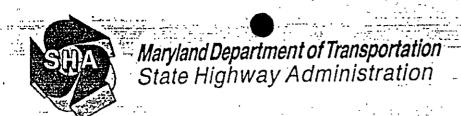
The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

The established Forest buffer Easement will be either the 100-year floodplain limit or 25' off of the floodplain, whichever offer greatest protection to the wetlands/resource.

JLP:BK:sp

LANG/DEPRM/TXTSBP



O. James Lighthizer Secretary

Hal Kassoff

Administrator

5-2-96

Baltimore County
Item No.: 369 (JLL)

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Re:

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small

Ronald Burns, Chief Engineering Access Permits

Division

BS/

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon
Director
Zonico Administration and
...ot Management
County Office Eurlding
ID 21204

RE: Property Owner: SEE BFLOW

LOCATION: DISTRIBUTION MEETING OF MAY 1, 1975.

Item No.: BEE BELOW Zoning Agendas

Ge. tlemens

Pursuant to your request, the referenced property has been surveyed by this Bureau and the compents below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The fire Marshal's Office has no comment, at this time.
INTREFERENCE TO THE FOLLOWING ITEM NUMBER8:362,363,364,365,365,367,
269,370,371,372,373,378,375,376 and 377.



REVIEWER: LT. ROBERT P. SAUERWALD

Fire Parshal Office, PHINE 287-4881, ME-1102F

cca File





BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 8, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief Developers Engineering Section

RE: V Zoning Advisory Committee Meeting

for May 8, 1995 Items 362, 363, 364, 366, 367, 369 372, 373, 7 374 and 375 and Case No. 95-308-X

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND Inter-Office Memorandum

DATE: April 20, 1995

TO: Hearing Officer

FROM: John L. Lewis

John L. Lewis Planner II, ZADM

SUBJECT: Item #369

7614 L'Hirondelle Club Road

Applicant advised prior to filing that the county regulations do not permit (even with a variance) new construction in a Riverine Flood Plain.

His decision is to file regardless.

JLL:scj



111 West Chesapeake Avenue Towson, MD 21204-4604

Mr. Dave Buschman Buschman Design-Build 1530 Everlea Road Marriottsville MD 21104

April 26, 1995

Dear Mr. Buschman:

This Department has investigated the proposed construction of a garage within the floodplain fringe area at 7614 L'Hirondelle Club Road in Ruxton, as requested in your letter of March 24. We wish to offer the following comments:

The garage can be constructed at the location shown on the Hastings Surveying topographic plat of the property dated September 9, 1994. The waiver that you discussed with this office can be granted without a formal hearing. The Department of Public Works is waiving the requirement for a 20 foot setback from the one foot freeboard line as shown on Public Works Design Manual Plate D-19.

In order to waive the above-mentioned standards for the construction of the garage this close to the floodplain limits, we are requesting that the following guidelines be followed:

1. Section 510.2.3 of Bill 173-93 requires the garage floor level to be <u>two</u> feet above the floodplain level of 237.83. Your elevation view of the proposed garage shows this elevation as 238.83. The floor elevation must be at elevation 239.83 or above to comply with Section 510.2.3.

The present contours that are shown on your plat indicate that stormwater will be directed into the garage. Raising the garage to 239.83 and regrading a short portion of the proposed driveway (not shown) would eliminate this problem, although care must be taken that stormwater is not directed onto the neighboring property by this regrading.

2. No fill can be placed between the garage and the floodplain limits. This means that your foundation at the rear of the garage will be exposed. The Building Plans Reviewer will advise you whether any special measures are necessary when you submit your plans



for review. Protection of the south foundation wall from erosion may be required if the proposed construction concentrates flowing stormwater to this area.

- 3. The Non-Conversion Agreement that you mention should be brought in completed form to the Permits counter when you apply for a permit. This will save you considerable time in obtaining a permit.
- 4. As part of the As-Built Survey, we request that your surveyor also establish and show the following on the survey plat:
 - a. the floodplain line adjacent to the garage, based on the stated floodplain elevation;
 - b. the garage location and floor elevation;
 - c. the corner elevations of the garage;
 - d. sufficient existing and proposed topography in the area bounded by the floodplain, the south property line, the existing stone drive and the house to demonstrate that neither grading operations nor drainage under proposed grading conditions will impact the adjacent property.
- 5. Appropriate sediment control needs to be provided, particularly in the area near the floodplain. This should be handled as part of the building/grading permit process.

If there are any questions concerning this matter, please feel welcome to contact Dave Snook of this office at 887-3451.

Very Truly Yours,

Hmas H. Hamer, PE

Acting Director of Public Works

THH:DLT:DAS/s

cc: John Joyce, with plat Carl Richards, with plat John Maple Dave Thomas

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TО

Arnold Jablon, Director

DATE

May 4, 1995

Zoning Administration & Development Management

FROM

Thomas H. Hamer, Acting Director Morks
Department of Public Works

SUBJECT

7614 L'Hirondelle Club Road

--Special Waiver Hearings

I signed the attached letter despite the message from Carl Richards that "Arnold wants a hearing on everything" to avoid further delays on building a garage within 20 feet of the floodplain.

My bigger problem is the proposal that a special hearing is required on any variance from "design standards" from any size or type of development. To do so is a hindrance not a help to the efficiency of the development process and would be further discouragement to developers who already claim the County is "unfriendly" to development.

I would like the opportunity to discuss this issue with you and to include other agencies whose waiver or variance of design standards would now be subject to a special hearing.

THH:vf

Attachment

00002619/THHGEN

RE: PETITION FOR SPECIAL HEARING * BEFORE THE

PETITION FOR VARIANCE

7614 L'Hirondelle Club Road, W/S L'Hiron- * ZONING COMMISSIONER

1le Club Road, 565' S of Ruxton Road

9th Election District, 4th Councilmanic * OF BALTIMORE COUNTY

John C. and Carole A. Lang * CASE NO. 95-374-SPHA

Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Timmerman

People's Counsel for Baltimore County

arole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

T HEREBY CERTIFY that on this Appearance was mailed to John C. and Carole A. Lang, 7614 L'Hirondelle Club Road, Towson, MD 21204, Petitioners.

Peter May Zimmerman
PETER MAX ZIMMERMAN

Comm

Mr. Lawrence Smith Zoning Commissioner Balto. County 111 West Chesapeake Ave. Towson, MD 21204



Dear Mr. Smith;

CREATIVE SOLUTIONS IN HOME REMODELING

The purpose of this letter is to provide you with pertinent information regarding Zoning Hearing for CASE NUMBER 95-374-SPHA, May 30, 1995, 11:00 AM (Legal Owners John C. Lang & Carole A. Lang)

ITEM # 1 - Special hearing to approve flood plain waiver to permit construction of a garage in the flood plain free board area at 7614 L'Hirondelle Club Rd., Ruxton MD.

 No hearing action need be taken on this item. A waiver was granted by the Dept. of Public Works on April 26, 1995 without a formal hearing. See attached letter from Thomas H. Hamer, Acting Director of Public Works. (This waiver was granted subsequent to our request of for a special hearing.)

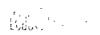
ITEM # 2 - Variance to permit a proposed accessory structure with a maximum 20 foot height in lieu of the permitted maximum of 15 feet for a proposed detached garage.

Mr. & Mrs. Lang feel they should be granted this variance for the following reasons;

- Like many of their neighbors Mr. & Mrs. Lang would like to have a place to park their automobiles out of the weather, and the additional storage space a garage attic can provide.
- The garage structure as designed is compatible with their existing home and will in no way compromise the architectural integrity of their home or the surrounding neighborhood. The garage will have a steep gable roof similar in proportion and height to the existing home. The new building will also contain similar siding, windows and exterior trim materials. These elements will provide a unified finished appearance that blends seamlessly with the existing home. Upon completion the new garage will look as if it had been built with the original house.
- If the variance is not granted, and the garage must be built no higher than 15 feet, the architectural integrity of the Lang home will be compromised. The roof line of the new garage must then be significantly reduced, resulting in an extremely low roof pitch and poor visual blend with the existing home. This change will also considerably reduce the amount of available attic storage space.
- The improvements that Mr. & Mrs. Lang are proposing for their home will be a plus for them as well as their neighbors. The proposed garage will visually enhance the appearance of their home and increase it's market value in the real estate market, which in turn will help to lift the overall value of homes in the surrounding neighborhood.
- No neighbors in the surrounding neighborhood have expressed any objections to the new garage Mr.
 & Mrs. Lang are planning. The 2 neighbors immediately adjacent to the Lang home have singed letters to that effect.

1530 EVERLEA ROAD MARRIOTTSVILLE, MARYLAND 21104 (301) 442-2818

MHIC #23579 CERTIFIED PELLA CONTRACTOR
MEMBER: MARYLAND HOMEBUILDERS ASSOCIATION REMODELERS COUNCIL,
MARYLAND IMPROVEMENT CONTRACTORS ASSOCIATION.
HOW 5 YR. WARRANTY ON REMODELING





CREATIVE SOLUTIONS IN HOME REMODELING

Dave Buschman, CGR, President

(410) 442-2818 1530 Everlea Road, Marriottsville, Maryland 21104



CREATIVE SOLUTIONS IN HOME REMODELING

Reference - CASE # 95-374-SPHA ITEM # 369

HEARING DATE 5/30/95

LEGAL OWNERS: JOHN & CAROLE LANG

7614 L'HIRONDELLE CLUB RD.

RUXTON, MD



July 5, 1995

Dear Mr. Schmidt;

I am the contractor who will be constructing the garage in the above referenced zoning case. I am writing to ask that you please complete your work on this case and write a decision as soon as possible. Because of the recent economic slow down this is the only project we currently have on the books and if we can't start the job within 2 weeks we will have to begin layoffs. I am at my wits end with nowhere else to turn. Please help me!

My contract with Mr. & Mrs. Lang is in two phases; one is the garage involved in the above zoning matter, and the other a kitchen sunroom addition which is not affected by any zoning issues. Mr. Lang's wish is to build the garage now and the kitchen sunroom in summer 1996, but until we have a decision from you we cannot build either project. If we cannot build the garage, then we need to know now so we can proceed with the kitchen project and keep my crews working.

As you mentioned during the hearing, Mr. Lang & I are caught up in issues that need to be resolved between the Dept. of Public Works and your office. All I can do at this point is implore you to please resolve these issues and make a decision as quickly as possible. The delay in time is causing us a real economic hardship. If there is any thing I can do to help please call me at 442-2818 during business hours or 442-1739 in the evening.

I thank you for your prompt attention to this matter.

Sincerely

Dave Buschman CGR

President

1530 EVERLEA ROAD MARRIOTTSVILLE, MARYLAND 21104 (301) 442-2818

MHIC #23579 CERTIFIED PELLA CONTRACTOR MEMBER: MARYLAND HOMEBUILDERS ASSOCIATION REMODELERS COUNCIL, MARYLAND IMPROVEMENT CONTRACTORS ASSOCIATION. HOW 5 YR WARRANTY ON REMODELING

S	hephe	\ '	Loeur	M	
	th		ecre	inthe	eil
76	16	C'/	Con	della	Clul
	Bal	St	M	el	
Phone	20	16-	(77	C	· · · · · · · · · · · · · · · · · · ·

To Whomever it may concern;

I, Charles Lang on their property at 7614 L'Hirondelle Club Rd. Ruxton MD. I understand that they are applying for a variance for this project (case #95-374-SPHA Item 369) that would allow them to build a 20 foot high structure in lieu of the allowable 15 foot limit. In my opinion this proposed project will present no adverse effects to my property or any other property in the neighborhood. I do not object in any way to the granting of this variance to my neighbor for the purpose of building their new garage.

Sincerely

FRED H. EIS	ENBRA-NOT
7612 L'HIRO	NOELLE CLUB RD
RUNTON, ND	21204
Phone 396	3230

To Whomever it may concern;

I, FRED KEISTO BRANDT have reviewed the building plans and plat for construction of a proposed new garage by my neighbors John & Carole Lang on their property at 7614 L'Hirondelle Club Rd. Ruxton MD. I understand that they are applying for a variance for this project (case #95-374-SPHA Item 369) that would allow them to build a 20 foot high structure in lieu of the allowable 15 foot limit. In my opinion this proposed project will present no adverse effects to my property or any other property in the neighborhood. I do not object in any way to the granting of this variance to my neighbor for the purpose of building their new garage.

MCKULLIAILL

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Marcy tlans	7819 Ellenham Rup. Disoy BRIER
1	

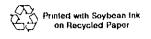
PLEASE PRINT CLEARLY BALTIMORE COUNTY REPRESENTATIVES SIGN-IN SHEET

NAME	ADDRESS
David L. Thomas	DPW Director's Office
	· · ·
1	
	
	delication of the state of the

PLEASE PRINT CLEARLY

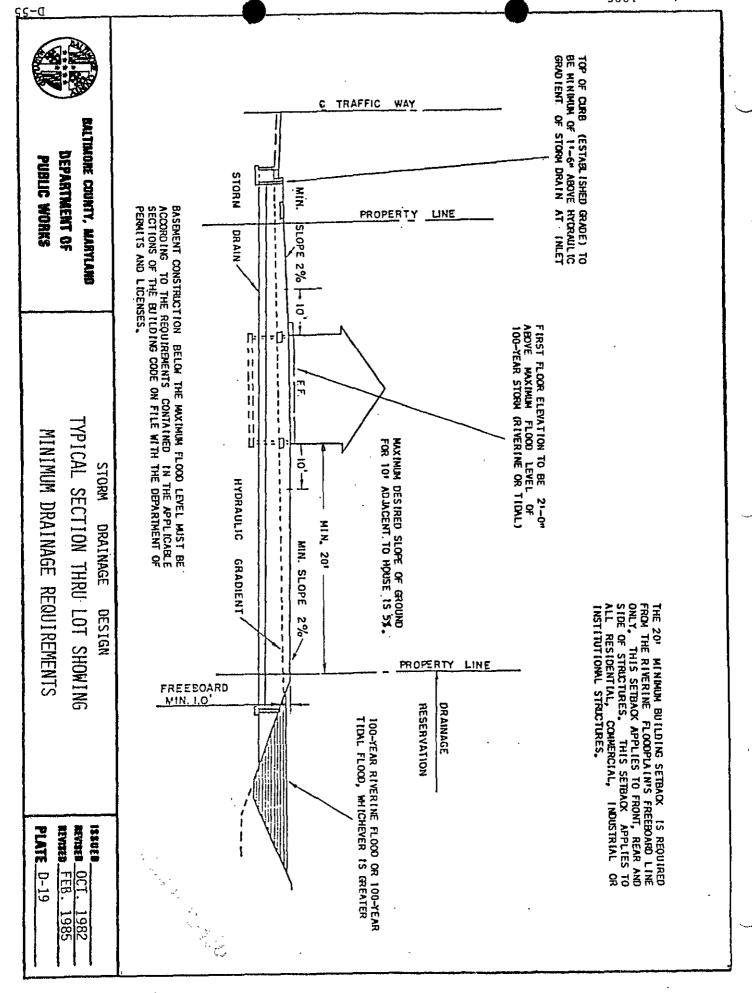
PETITIONER(S) SIGN-IN SHEET

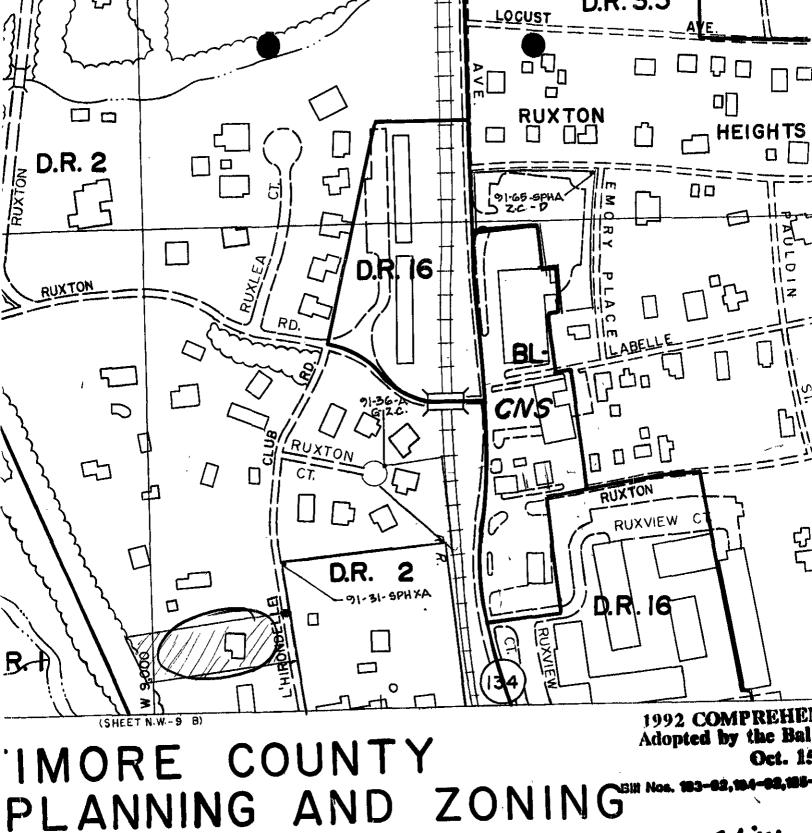
NAME	ADDRESS
John C. Lang	71.14 1 him al la Clah RO 21204
John C. Lang DAVE BUSCHMAN	130 FVENLEA NO HARRIOTE VILLE MID 21104
**************************************	And the state of t



C'

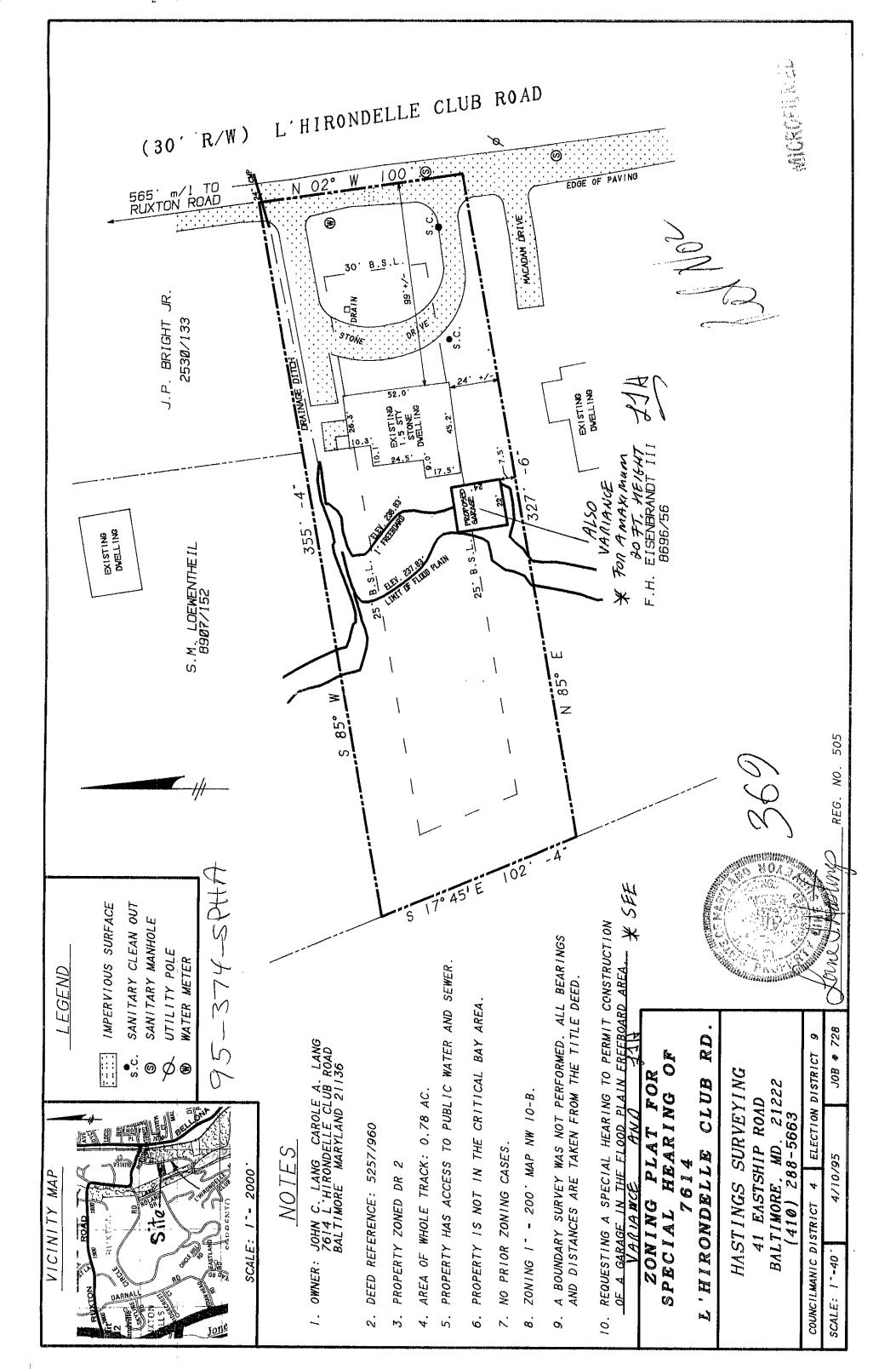
<u>.</u>

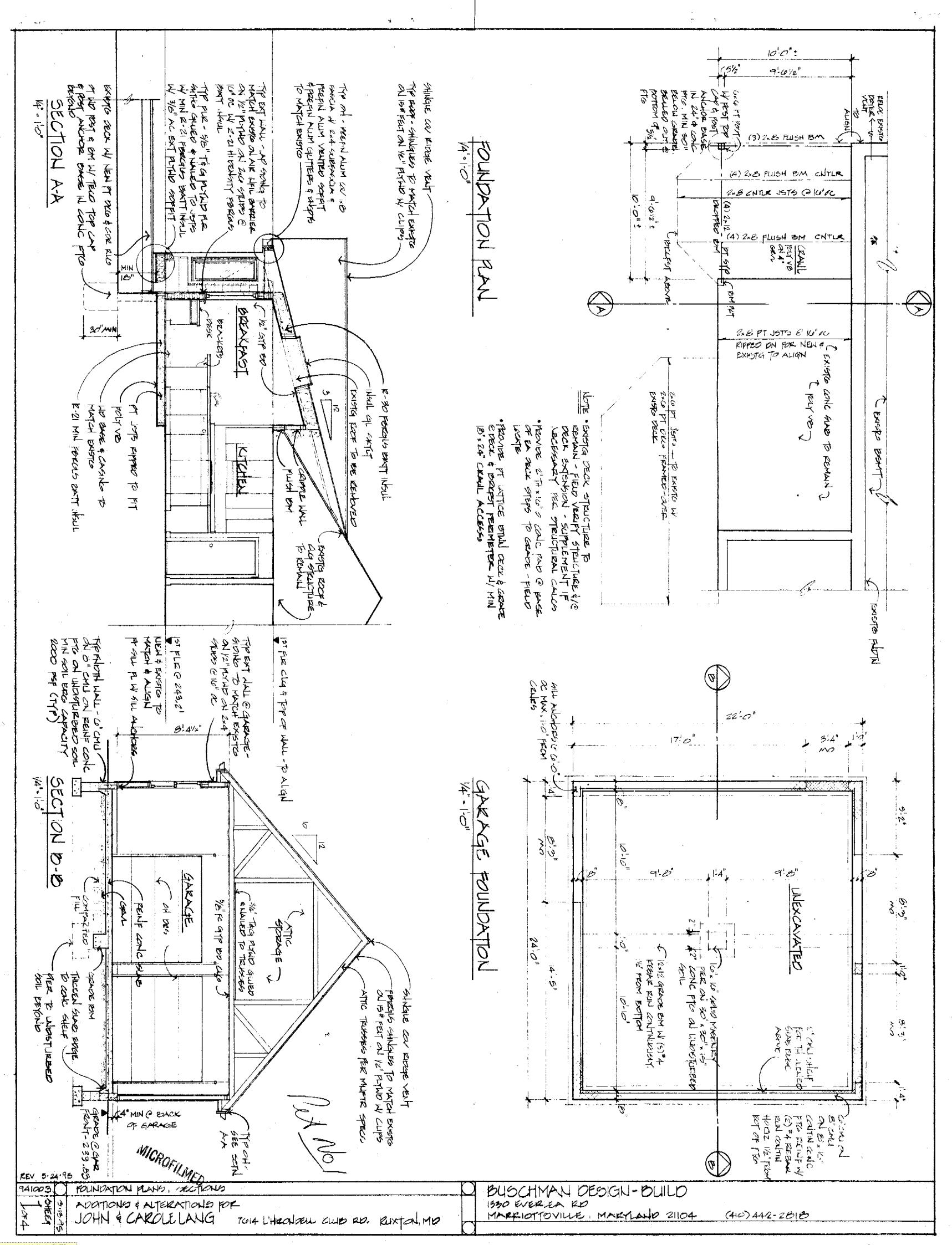




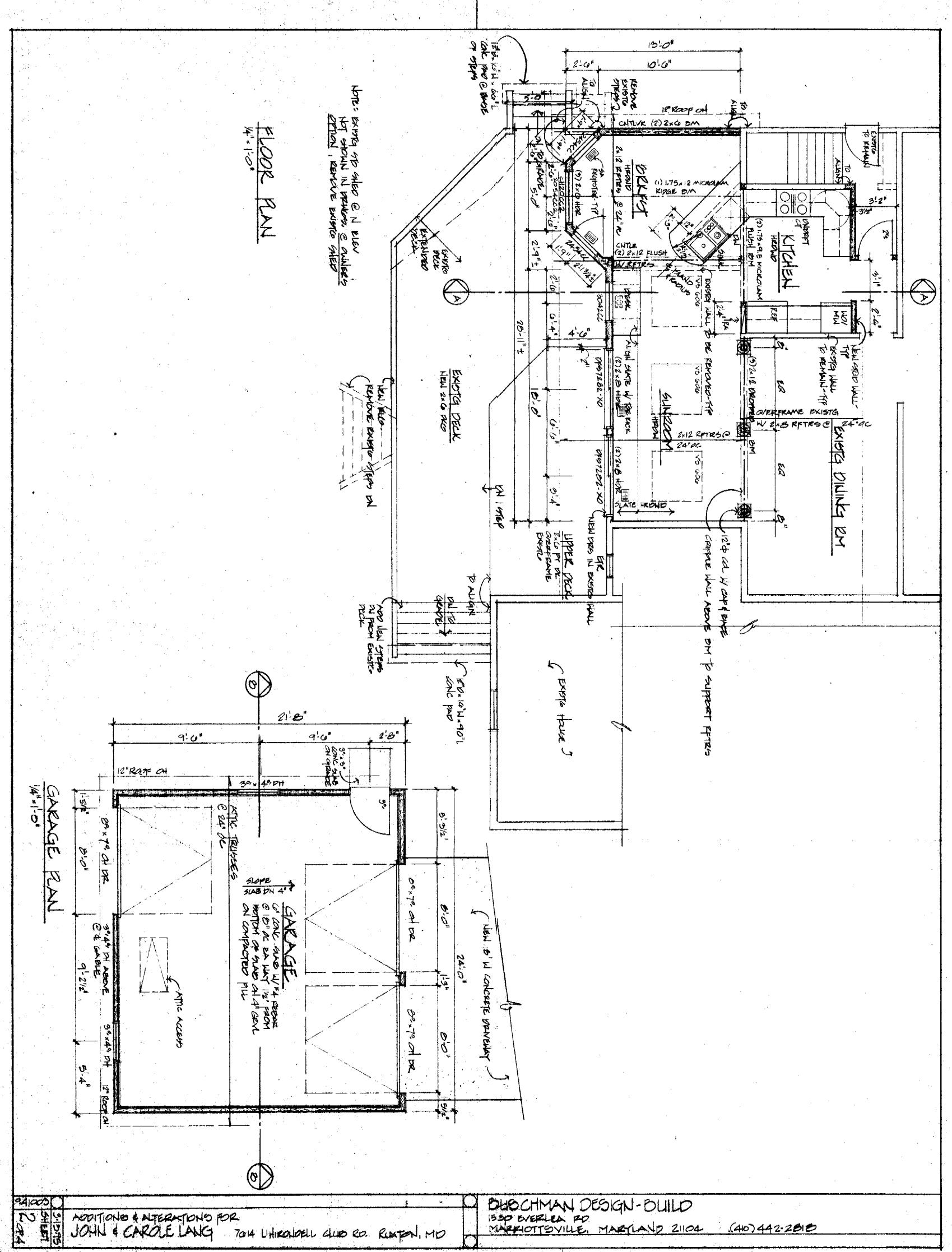
PLANNING AND ZONING ZONING MAP

NW 10 B 1=200 FT. 95-374-SPHA





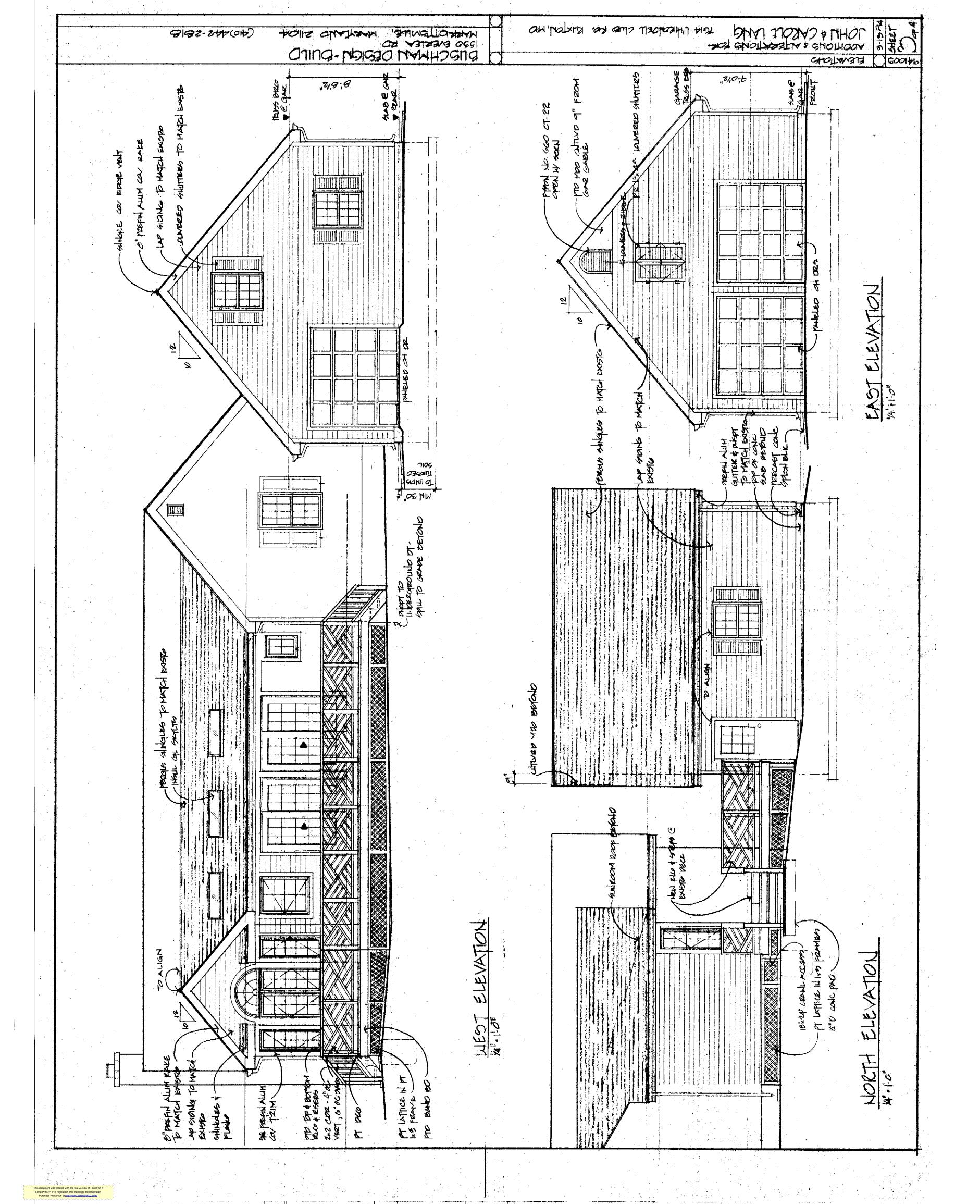
This document was created with the trial version of Print2PDF:
Once Print2PDF is registered, this message will disappear!

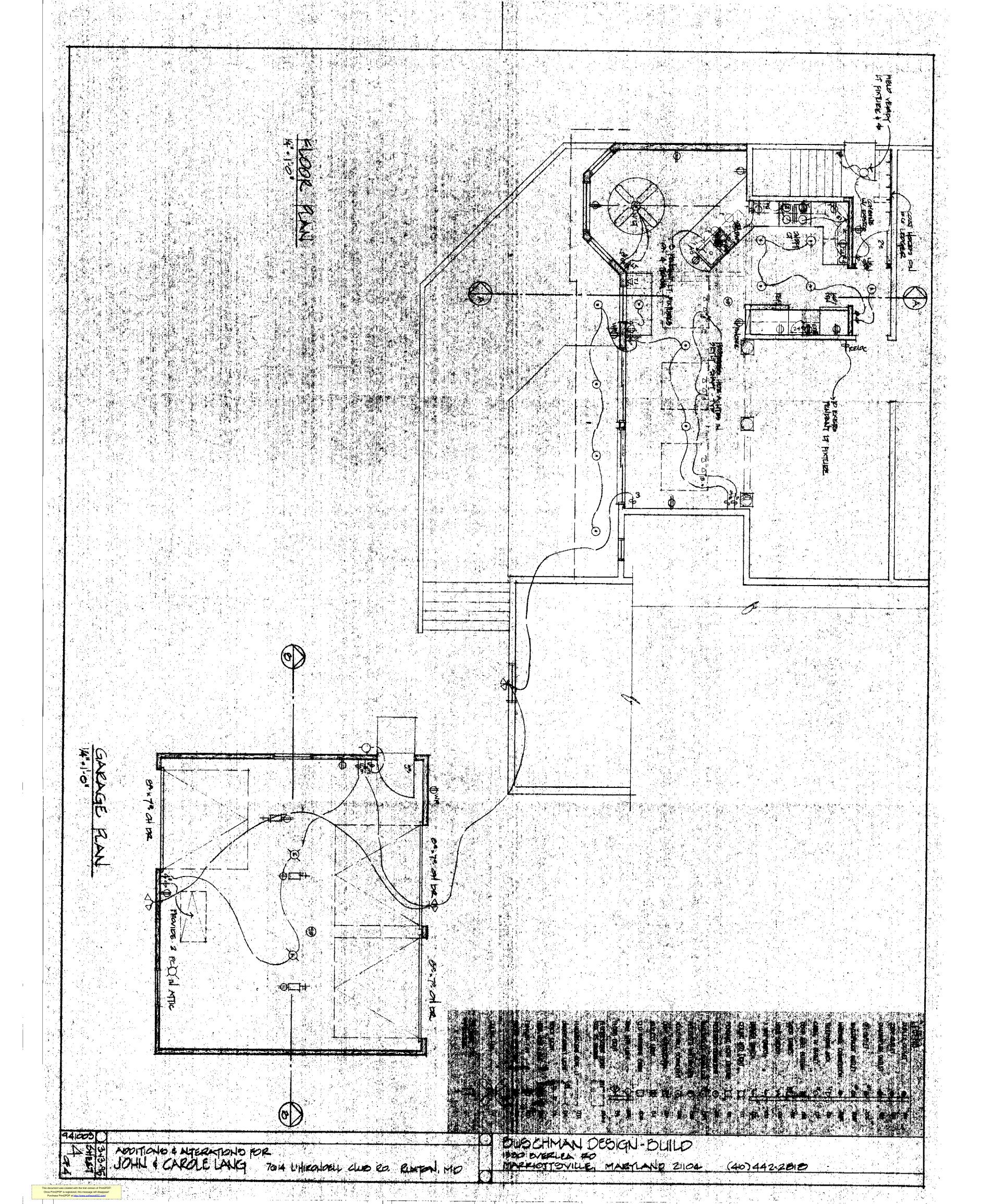


This document was created with the trial version of Print2PDF!

Once Print2PDF is registered, this message will disappear!

Purchase Print2PDF at http://www.comunes022.com/





IN RE: PETITIONS FOR SPECIAL HEARING & * BEFORE THE

Petitioners

ZONING VARIANCE
W/S L'Hirondelle Club Road, 565' * ZONING COMMISSIONER
S of Ruxton Road
7614 L'Hirondelle Club Road * OF BALTIMORE COUNTY
9th Election District
4th Councilmanic District * Case No. 95-374-SPHA
John C. Lang, et ux

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for the property located at 7614 L'Hirondelle Club Road, in the Ruxton community of Baltimore County. The Petitions are filed by John C. Lang and Carol A. Lang, property owners. The Petition for Zoning Variance seeks relief from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed accessory structure (garage) with a 20 ft. maximum height in lieu of the permitted maximum of 15 ft. Special Hearing relief is requested to obtain a flood plain waiver, pursuant to Section 500.6 of the BCZR, Section 517.2.2 of the Building Code and Section 26-670 of the Flood Plain Management Regulations of the Baltimore County Code. A waiver is sought pursuant to these regulations to permit construction of a garage in a Flood Plain Free Board Area. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 2, the plat to accompany the Petitions for Special Hearing and Zoning Variance.

Appearing at the requisite public hearing held for this case was the Petitioner/property owner, John C. Lang. Also present was David Buschman of Buschman Design-Build, the contractor retained by the property owner to build the garage. Appearing in opposition to the Petitions was Nancy Horst, a community activist from Ruxton. Appearing as an interested person was David L. Thomas from the Department of Public Works.

Testimony and evidence presented was that the subject site is approxi-

mately .788 acres in area and is zoned D.R.2. The property is adjacent to the L'Hirondelle Club Road and bears the address, 7614 L'Hirondelle Club Road in Ruxton. The property is rectangularly shaped with a narrow width of approximately 100 ft. at the front property line. However, the lot is quite deep ranging in depth from 327 to 355 ft. Presently, the property is improved with an existing 1.5 story stone single family dwelling. A stone driveway provides vehicular access to the site.

The Petitioner proposes constructing a 24 ft. x 22 ft. garage immediately to the rear of the stone dwelling. However, as shown on the site plan, the rear of the property lies within a flood plain. The proposed garage abuts the limit of the flood plain area which occupies approximately 1/2 of the entire lot. Moreover, the proposed garage will actually be built in the Flood Plain Free Board Area. Under regulation, this area is defined as that portion of ground which is 1 ft. or less higher in elevation than the defined flood plain.

The Petitioner also desires to construct the garage 20 ft. in height. At the hearing, Mr. Lang testified that the additional height was necessary for his storage needs. He indicated that the proposed structure would be architecturally compatible with the existing dwelling and would not adversely affect the surrounding locale. The garage is built for storage purposes only and will not house any dwelling or apartment units, nor be used for commercial purposes. Building plan elevation drawings were submitted (Petitioner's Exhibit No. 1), which show an attractively designed functional garage building. The building will have room for two automobiles and also an attic storage/loft area.

The Petitioner also submitted letters from the immediate neighbors in support of the request. These neighbors indicate that they have no objection to a 20 ft. high structure. The letters opined that the proposed

garage will not adversely affect the neighbors property or any property in the neighborhood.

As to the height variance, I am persuaded to grant same. The testimony and evidence offered by the Petitioner was compelling that the variance relief is justified. Due to the location of the flood plain and the Flood Plain Free Board Area, there is limited yard area on which the garage can be constructed. Moreover, the size of the garage's footprint is limited in view of the restricted yard area. In that the garage expansion cannot go "out" it must go "up". The height of the garage, as proposed, will not be detrimental to the surrounding locale. I am persuaded that the unique character of the lot (e.g., existence of flood plain area) justifies the height variance. I find that the Petitioner has satisfied the requirements of Section 307 of the BCZR as it relates to variances.

The special hearing issue is more difficult. The difficulty here is not as much to the merits of the request as it is to the procedural posture and whether this Zoning Commissioner is empowered to grant the relief re-

Mr. Thomas, from the Department of Public Works, indicated there is no specific regulation which prohibits construction in a Flood Plain Free Board Area. Construction is specifically prohibited in the flood plain area by regulation. However, as noted above, the Flood Plain Free Board Area is in essence a buffer which abuts the flood plain area. Within the Design Manual adopted by the Department of Public Works (DPW), a number of illustrated drawings are attached which demonstrates DPW's standards and requirements. One of the design drawings attached (Plate D-19) contains an illustration of construction near a flood plain. That drawing shows that there need be a minimum 20 ft. setback from the flood plain to any construction.

Obviously, in this case, the setback is not being observed. Recognizing this concern, the Petitioner approached DPW and offered to raise the garage flood level to an elevation of 2 ft. above the flood plain level of 237.83 ft. A letter was submitted at the hearing from Thomas H. Hamer, P.E., Acting Director of DPW, which granted a waiver of the "requirement" found within Plate D-19. Mr. Hamer's letter indicates his department's approval of the proposed construction, contingent upon compliance with a number of conditions. The grant of the Petition for Special Hearing by this Zoning Commissioner will require compliance with the terms and conditions of Mr. Hamer's letter.

The underlying question regarding this Zoning Commissioner's authority is more difficult. On the one side, Section 2-75 of the Baltimore County Code defines the duties and responsibilities of the Director of Public Works. That section vests in the Director's supervision over all engineering decisions and matters concerned or connected with public improvements made within the County. Public Works would, no doubt, argue that the proposed garage impacts public improvement, a position which I see as tenuous. However, Section 500.6 of the BCZR under which this Petition was brought, empowers the Zoning Commissioner to interpret only zoning regulations. Clearly, the regulation at issue, in this case, does not spring from the zoning Code. Moreover, the authority conferred to the Zoning Commissioner as Hearing Officer within Section 26-172; to grant waivers from the requirements of Division 3, 4 and 5 of this regulation is not precisely applicable, in that this matter was presented to me as a zoning case, as opposed to consideration of a development matter.

In any event, the issue is moot here. Mr. Hamer, as the Director of DPW, opines that the garage can be safely and properly built in the flood plain free board area based on the restrictions or conditioned upon the

from from pro

restrictions in his letter. I agree. Thus, whether the approval should come from me or DPW, the decision is the same in this instance.

A comment is also in order regarding the Zoning Plans Advisory Committee recommendations. Within their comment, the Office of Planning and Zoning (OPZ) recommends denial of the Petition for Special Hearing. That agency notes a history of flooding in the Roland Run Watershed and expresses a concern that the proposed construction could aggravate that situasentiment was echoed by Ms. Horst. Although appreciative of OPZ's concern, I will defer to the expertise of DPW. It is, again, worth noting that the proposed construction is not within the flood plain area, itself. Moreover, the restrictions suggested within Mr. Hamer's letter satisfactorily mitigate any impact. The Department of Environmental Protection and Resource Management's (DEPRM) comment observes that the forest buffer easement will be either the 100 year flood plain limit or 25 ft. off of the flood plain, whichever offers greatest protection to the wetlands/resource. The comment does not detail DEPRM's opinion on this position on this specific case and does not affirmatively state that the construction would be prohibited based on DEPRM's regulations and procedures. I will condition the approval including the issuance of any building permits for the garage based on any recommendations ultimately submitted by

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

ty this 19 day of July 1995, that, pursuant to the Petition for Special Hearing, approval to obtain a flood plain waiver, pursuant to Section 500.6 of the BCZR, Section 517.2.2 of the Building Code and Section 26-670 of the

Flood Plain Management Regulations of the Baltimore County Code, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a waiver from these regulations to permit construction of a garage in a Flood Plain Free Board Area, be and is hereby GRANTED; and.

IT IS FURTHER ORDERED that a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed accessory structure (garage) with a 20 ft. maximum height in lieu of the permitted maximum of 15 ft., be and is hereby GRANTED, subject, however to the following restriction, and in accordance with the site plan.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by Mr. Thomas Hamer, Acting Director, Department of Public Works, dated April 26, 1995, are adopted in their entirety and made a part of this Order.

3. The Petitioner shall comply with any comments relating to the construction of the proposed garage issued by DEPRM for the protection of the water shed resource.

4. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County



Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

July 19, 1995

Mr. and Mrs. John C. Lang 7614 L'Hirondelle Club Road Ruxton, Maryland 21204

RE: Petitions for Special Hearing and Zoning Variance Case No. 95-374-SPHA Property: 7614 L'Hirondelle Club Road

Dear Mr. and Mrs. Lang:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt

Zoning Commissioner

ES:mmn

cc: Mr. Dave Buschman, President of Buschman Design-Build, 1530 Everlea

Road, Marriottsville, Md. 21104 cc: Mrs. Nancy W. Horst, 7819 Ellenham Avenue, Ruxton, Md. 21204

cc: Mrs. Nancy W. Horst, 7819 Effential Avenue, Rakton, not cc: Mr. Dave Thomas, DPW, County Office Building, Towson

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve Flood Plain Waiver ---- Special Hearing Pursuant to Section 500.6 BCZR and Section 517.2.2, Building Code and Section 26-670 Flood Plain Management - BCC --- to Permit Construction of a Garage in the Flood Plain Free Board Area. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the John C. Lang 7614 L'Hirondelle Club Rd. 828-6057 Phone No 265-4675 Ruxton MD. 21204 . Name. Address and phone number of representative to be contacted John C. Lang 7614 L'Hirondelle Club Rd. 828-6057

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

which is presently zoned DR-2

for the property located at 7614 L'HIRONDELLE CLUB ROAD

Date PECSIVED FOR FILING
Date
By The Thrack

Printed with Soybean inh

for the property located at 7614 L'HIRON DEWE CLUB RO. which is presently zoned 0R-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 TO PERMIT A PROPOSED ACCESSORY STRUCTURE WITH AMAXIMUM 20 FT, HEIGHT IN LIEU OF THE PERMITTED MAXIMUM OF 15 FT. (PROPOSED DETACHED GARAGE)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zening Law for Baltim and County.

IAMs do solemnly deciate and affirm, upder the penalties of penalty, that how are for Contract Purchaser/Lessee.

7614 L'HIRON DELLE CLUB RD. 829-6057

Printed with Soybean Ink

369 95-374-SPHA

ZONING DESCRIPTION FOR 7614 L'HIRONDELLE CLUB ROAD (This is not a legal description, and is intended for zoning use only.)

Beginning at a point on the West side of L'Hirondelle Club Road which is 30 feet wide, at the distance of 565 feet more or less south of the centerline of Ruxton Road and located in the ninth Election District, fourth Councilmanic District, thence, South 85 degrees West 355 feet 4 inches, thence, South 17 degrees 45 minutes East 102 feet 4 inches, thence, North 85 degrees East 327 feet 6 inches, thence,

North 2 degrees West 100 feet to the place of beginning. Containing 0.78 acres.

CERTIFICATE OF POSTING 95-374-SPHA ONING DEPARTMENT OF BALTIMORE COUNTY

Posted for: Special Hearing & Va	Date of Posting 3/3/95
Petitioner: John + Lorolp L	lang
Location of property: 76/4 + //	
Location of Signer Facing 700 dus	to to the perty being to to be
Remarks: Posted by Mathalia	Date of return: 5/17/95

The Zoning Commissioner of Batteriare County, by authority of the Zoning A.t and Regulations of Batteriore County withold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Cheapeake Avenue in Towson, Maryland 21204 or Room 118. Old Courthouse. 400 Washington Avenue, Towson, Maryland 21204 as follows:

(Item 369) 7614 L'Hirondelle Club Pload 9th Election District teet for a preposed detech AWRENCE E. SCHA

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____5/5 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on 5/4, 19 95

> THE JEFFERSONIAN LEGAL AD. - TOWSON

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

 Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Petitioner: JOHN C. LANG Location: 7614 L'HIRONDEUE CLUB RD. PLEASE FORWARD ADVERTISING BILL TO: NAME: JOHN C, LANG ADDRESS: 7614 L'HIRONDELLE CLUB RO.

RUXTON MD. 21204 PHONE NUMBER: 410 - 828 - 6057 410-265-4675 (WORK)

AJ:ggs

(Revised 04/09/93)

Baltimore County Governme Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

April 28, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE HUMBER: 95-374-SPHA (Item 369) 7614 L'Hirondelle Club Road W/S L'Hirondelle Club Road, 565' S of Ruxton Road 9th Election District - 4th Councilmanic Legal Owner: John C. Lang and Carole A. Lang HEARING: TUESDAY, MAY 30, 1995 at 11:00 a.m. in Room 118 Old Courthouse.

Special Hearing to approve flood plain waiver to permit construction of a garage in the flood plain free Variance to permit a proposed accessory structure with a maximum 20 foot height in lieu of the permitted maximum of 15 feet for a proposed detached garage.

HOTES: (1) ZORING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVERUE OF THE HEARING DAT (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; POR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR IMPORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

May 23, 1995

Mr. and Mrs. John C. Lang 7614 L'Hirondelle Club Road Ruxton, Maryland 21204

RE: Item No.: 369 Case No.: 95-374-SPHA Petitioner: John Lang, et ux

Dear Mr. and Mrs. Lang:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

M. Carl Richards, Jr.

Zoning Supervisor

WCR/jw Attachment(s)

Printed with Soybean ink on Recycled Paper

Zoning Administration &

111 cst Chesopeake Avenue

on son, Maryland 21204

Development Management

1 RES VAR 010 \$ 50.00

Deigno #70.00

7614 EHRONDELLE CLUB RA

DRIVER LANG.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

28 0002:24P866-28 -95

TO: Arnold Jablon, Director Zoning Administration &

Development Management FROM: Pat Keller, Director Office of Planning and Zoning

DATE: May 16, 1995

SUBJECT: 7614 L'Hirondelle Club Road **INFORMATION:**

Item Number: Petitioner:

Property Size:

Zoning: Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The applicants request a special hearing to permit construction of a garage in the flood plain free board area and a variance to permit an accessory structure with maximum height of 20 feet.

There has been a history of flooding in the Roland Run Watershed. Several years ago the County purchased upstream properties that were severely damaged by flood-

Based on the history of flooding within this watershed, staff recommends that the applicants' request be denied.

Division Chief: Cayl. Um

111 West Chesapeake Avenue

Towson, MD 21204

Printed with Soybean Inia on Recycled Paper

ITEM369/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Director Zoning Administration and Development Management

May 15, 1995

J. Lawrence Pilson Development Coordinator, DEPRM

SUBJECT: Zoning Item #369 - Lang Property 7614 L'Hirondelle Club Road Zoning Advisory Committee Meeting of May 1, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

The established Forest buffer Easement will be either the 100-year floodplain limit or 25' off of the floodplain, whichever offer greatest protection to the wetlands/resource.

BALTIMORE COUNTY, MARYLAND Inter-Office Memorandum

April 20, 1995

Hearing Officer

John L. Lewis

Item #369

Planner II, ZADM

7614 L'Hirondelle Club Road

His decision is to file regardless.

Applicant advised prior to filing that the county regulations do not permit (even with a variance) new construction in a Riverine Flood Plain.

JLP:BK:sp LANG/DEPRM/TXTSBP

Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Zoning Administration and

Dear Ms. Watson:

Ms. Joyce Watson

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Hal Kassoff

عاد العِقْدَةُ وَيُعِينُ السَّنِينَ لِعَادِينَا عَدَالُمُونَا فِي فَا عَدَادُ عَلَيْهِ فَا عَدَادُ 5-2-95

Re: Baltimore County Item No.: 369 (JLL)

O. James Lighthizer

Administrator

40 2:E04 PR: Property Skazo: BELDY

Thank you for the opportunity to review this item.

Ronald Burns, Chief Engineering Access Permits

Baltimore County Government Department of Public Works

111 West Chesapeake Avenue

Towson, MD 21204-4604

Mr. Dave Buschman Buschman Design-Build 1530 Everlea Road

Marriottsville MD 21104

April 26, 1995

Dear Mr. Buschman:

This Department has investigated the proposed construction of a garage within the floodplain fringe area at 7614 L'Hirondelle Club Road in Ruxton, as requested in your letter of March 24. We wish to offer the following comments:

The garage can be constructed at the location shown on the Hastings Surveying topographic plat of the property dated September 9, 1994. The waiver that you discussed with this office can be granted without a formal hearing. The Department of Public Works is waiving the requirement for a 20 foot setback from the one foot freeboard line as shown on Public Works Design Manual Plate D-19.

In order to waive the above-mentioned standards for the construction of the garage this close to the floodplain limits, we are requesting that the following guidelines be

1. Section 510.2.3 of Bill 173-93 requires the garage floor level to be two feet above the floodplain level of 237.83. Your elevation view of the proposed garage shows this elevation as 238.83. The floor elevation must be at elevation 239.83 or above to comply with Section 510.2.3.

The present contours that are shown on your plat indicate that stormwater will be directed into the garage. Raising the garage to 239.83 and regrading a short portion of the proposed driveway (not shown) would eliminate this problem, although care must be taken that stormwater is not directed onto the neighboring property by this regrading.

2. No fill can be placed between the garage and the floodplain limits. This means that your foundation at the rear of the garage will be exposed. The Building Plans Reviewer will advise you whether any special measures are necessary when you submit your plans for review. Protection of the south foundation wall from erosion may be required if the proposed construction concentrates flowing stormwater to this area.

Baltimore County Government Fire Department

ដីមុខរក្សា កិត្តសេចតែប

Pursuant to your recommen, the referenced property has been surveyed.

this Suremi and the companie bolow are specialized and recurred and ou connected on incomparated late the final clare for the procests.

JVETREFERE DE TE THE FOLLOWNES THET NEWBERS (SJE, 868 (SJE, SJE, SJE), SJE, SJE, SJET,

The Fire immedia Office has no compense at this sine.

Fire Marshal Office, PROPE SET-4861, NE-1102F

(410) 887-4500

-DATE: 05/05/95¹

700 East Joppa Road Suite 901

Towson, MD 21286-5500

Zėmino Arministration and

15% No.: 880 E2654

ont Management

Sounty Office Building

LUMBAT (State 1996) 1997 LUTTER MENTED BY THE 10 1995.

(949) 970, Tit Bialeralara. 875 (875 (876 (876 877)

REVIEWES: LT. SOBER: P. SOBERWALD

Arnold Jablon

Director

12 m 1 m 1 1 m

Priores on Resycles Paper

3. The Non-Conversion Agreement that you mention should be brought in completed form to the Permits counter when you apply for a permit. This will save you considerable time in obtaining a permit.

4. As part of the As-Built Survey, we request that your surveyor also establish and show the following on the survey plat: a. the floodplain line adjacent to the garage, based on the stated floodplain

elevation;

b. the garage location and floor elevation; c. the corner elevations of the garage;

d. sufficient existing and proposed topography in the area bounded by the floodplain, the south property line, the existing stone drive and the house to demonstrate that neither grading operations nor drainage under proposed grading conditions will impact the adjacent property.

5. Appropriate sediment control needs to be provided, particularly in the area near the floodplain. This should be handled as part of the building/grading permit process.

If there are any questions concerning this matter, please feel welcome to contact Dave Snook of this office at 887-3451.

> Mmassisanu Thomas H. Hamer, PE Acting Director of Public Works

THH:DLT:DAS/s

cc: John Joyce, with plat Carl Richards, with plat John Maple Dave Thomas

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 8, 1995 Zoning Administration and Development Management FROM: / Robert W. Bowling, P.E., Chief // Developers Engineering Section Zoning Advisory Committee Meeting

for May 8, 1995

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

Items 362, 363, 364, 366, 367, 369, 372, 373, 7

374 and 375 and Case No. 95-308-X

RWB:sw

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

Arnold Jablon, Director DATE May 4, 1995 Zoning Administration & Development Management

Thomas H. Hamer, Acting Director Department of Public Works

7614 L'Hirondelle Club Road --Special Waiver Hearings

I signed the attached letter despite the message from Carl Richards that "Arnold wants a hearing on everything" to avoid further delays on building a garage within 20 feet of the floodplain.

My bigger problem is the proposal that a special hearing is required on any variance from "design standards" from any size or type of development. To do so is a hindrance not a help to the efficiency of the development process and would be further discouragement to developers who already claim the County is "unfriendly" to development.

I would like the opportunity to discuss this issue with you and to include other agencies whose waiver or variance of design standards would now be subject to a special hearing.

Attachment

00002619/THHGEN

Printed with Soybean Ink on Recycled Paper

JLL:scj

RE: PETITION FOR SPECIAL HEARING

PETITION FOR VARIANCE 7614 L'Hirondelle Club Road, W/S L'Hiron- * lle Club Road, 565' S of Ruxton Road 9th Election District, 4th Councilmanic *

ZONING COMMISSIONER OF BALTIMORE COUNTY

CASE NO. 95-374-SPHA John C. and Carole A. Lang

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Peter Max Zinnerman PETER MAX ZIMMERMAN
> People's Counsel for Baltimore County Carole S. Demilio

CAROLE S. DEMILIO Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to John C. and Carole A. Lang, 7614 L'Hirondelle Club Road, Towson, MD 21204, Petitioners.

PETER MAX ZIMMERMAN

Mr. Lawrence Smith 111 West Chesapeake Ave.

Zoning Commissioner Balto. County Towson, MD 21204

Buschman Design-Build

CREATIVE SOLUTIONS IN HOME REMODELING Dear Mr. Smith;

The purpose of this letter is to provide you with pertinent information regarding Zoning Hearing for CASE NUMBER 95-374-SPHA, May 30, 1995, 11:00 AM (Legal Owners John C. Lang & Carole A.

ITEM # 1 - Special hearing to approve flood plain waiver to permit construction of a garage in the flood plain free board area at 7614 L'Hirondelle Club Rd., Ruxton MD.

• No hearing action need be taken on this item. A waiver was granted by the Dept. of Public Works on April 26, 1995 without a formal hearing. See attached letter from Thomas H. Hamer, Acting Director of Public Works. (This waiver was granted subsequent to our request of for a special

ITEM # 2 - Variance to permit a proposed accessory structure with a maximum 20 foot height in lieu of the permitted maximum of 15 feet for a proposed detached garage.

Mr. & Mrs. Lang feel they should be granted this variance for the following reasons;

- Like many of their neighbors Mr. & Mrs. Lang would like to have a place to park their automobiles out of the weather, and the additional storage space a garage attic can provide.
- The garage structure as designed is compatible with their existing home and will in no way compromise the architectural integrity of their home or the surrounding neighborhood. The garage will have a steep gable roof similar in proportion and height to the existing home. The new building will also contain similar siding, windows and exterior trim materials. These elements will provide a unified finished appearance that blends seamlessly with the existing home. Upon completion the new garage will look as if it had been built with the original house.
- If the variance is not granted, and the garage must be built no higher than 15 feet, the architectural integrity of the Lang home will be compromised. The roof line of the new garage must then be significantly reduced, resulting in an extremely low roof pitch and poor visual blend with the existing home. This change will also considerably reduce the amount of available attic storage space.
- The improvements that Mr. & Mrs. Lang are proposing for their home will be a plus for them as well as their neighbors. The proposed garage will visually enhance the appearance of their home and increase it's market value in the real estate market, which in turn will help to lift the overall value of homes in the surrounding neighborhood.
- No neighbors in the surrounding neighborhood have expressed any objections to the new garage Mr. & Mrs. Lang are planning. The 2 neighbors immediately adjacent to the Lang home have singed letters to that effect.

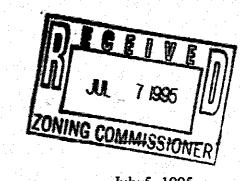
1530 EVERLEA ROAD MARRIOTTSVILLE, MARYLAND 21104 (301) 442-2818 MHIC #23579 CERTIFIED PELLA CONTRACTOR MEMBER: MARYLAND HOMEBUILDERS ASSOCIATION REMODELERS COUNCIL. MARYLAND IMPROVEMENT CONTRACTORS ASSOCIATION. HOW 5 YR, WARRANTY ON REMODELING

Burchman Derign-Build CREATIVE SOLUTIONS IN HOME REMODELING

Dave Buschman, CGR, President (410) 442-2818 1530 Everlea Road, Marriottsville, Maryland 21104 Burchman Derign-Build

CREATIVE SOLUTIONS IN HOME REMODELING

Reference - CASE # 95-374-SPHA ITEM # 369 HEARING DATE 5/30/95 LEGAL OWNERS: JOHN & CAROLE LANG 7614 L'HIRONDELLE CLUB RD. RUXTON, MD



Dear Mr. Schmidt,

I am the contractor who will be constructing the garage in the above referenced zoning case. I am writing to ask that you please complete your work on this case and write a decision as soon as possible Because of the recent economic slow down this is the only project we currently have on the books and if we can't start the job within 2 weeks we will have to begin layoffs. I am at my wits end with nowhere else to turn. Please help me!

My contract with Mr. & Mrs. Lang is in two phases; one is the garage involved in the above zoning matter, and the other a kitchen sunroom addition which is not affected by any zoning issues. Mr. Lang's wish is to build the garage now and the kitchen sunroom in summer 1996, but until we have a decision from you we cannot build either project. If we cannot build the garage, then we need to know now so we can proceed with the kitchen project and keep my crews working.

As you mentioned during the hearing, Mr. Lang & I are caught up in issues that need to be resolved between the Dept. of Public Works and your office. All I can do at this point is implore you to please resolve these issues and make a decision as quickly as possible. The delay in time is causing us a real economic hardship. If there is any thing I can do to help please call me at 442-2818 during business hours or 442-1739 in the evening.

I thank you for your prompt attention to this matter.

Dave Buschman CGR

1530 EVERLEA ROAD MARRIOTTSVILLE, MARYLAND 21104 (301) 442-2818

MHIC #23579 CERTIFIED PELLA CONTRACTOR MEMBER: MARYLAND HOMEBUILDERS ASSOCIATION REMODELERS COUNCIL. MARYLAND IMPROVEMENT CONTRACTORS ASSOCIATION, HOW 5 YR. WARRANTY ON REMODELING

To Whomever it may concern;

I. Detailed the building plans and plat for construction of a proposed new garage by my neighbors John & Carole Lang on their property at 7614 L'Hirondelle Club Rd. Ruxton MD. I understand that they are applying for a variance for this project (case #95-374-SPHA Item 369) that would allow them to build a 20 foot high structure in lieu of the allowable 15 foot limit. In my opinion this proposed project will present no adverse effects to my property or any other property in the neighborhood. I do not object in any way to the granting of this variance to my neighbor for the purpose of building their new garage.

Sincerely Add Augustin Table 1

pres	H. EISENBRANOT
7612	L'HIRONDELLE CLUB 120
RUNO	N, ND. 21204
Phone	296-3230

To Whomever it may concern;

I FRED EISTUBRANOT have reviewed the building plans and plat for construction of a proposed new garage by my neighbors John & Carole Lang on their property at 7614 L'Hirondelle Club Rd. Ruxton MD. I understand that they are applying for a variance for this project (case #95-374-SPHA Item 369) that would allow them to build a 20 foot high structure in lieu of the allowable 15 foot limit. In my opinion this proposed project will present no adverse effects to my property or any other property in the neighborhood. I do not object in any way to the granting of this variance to my neighbor for the purpose of building their new garage.

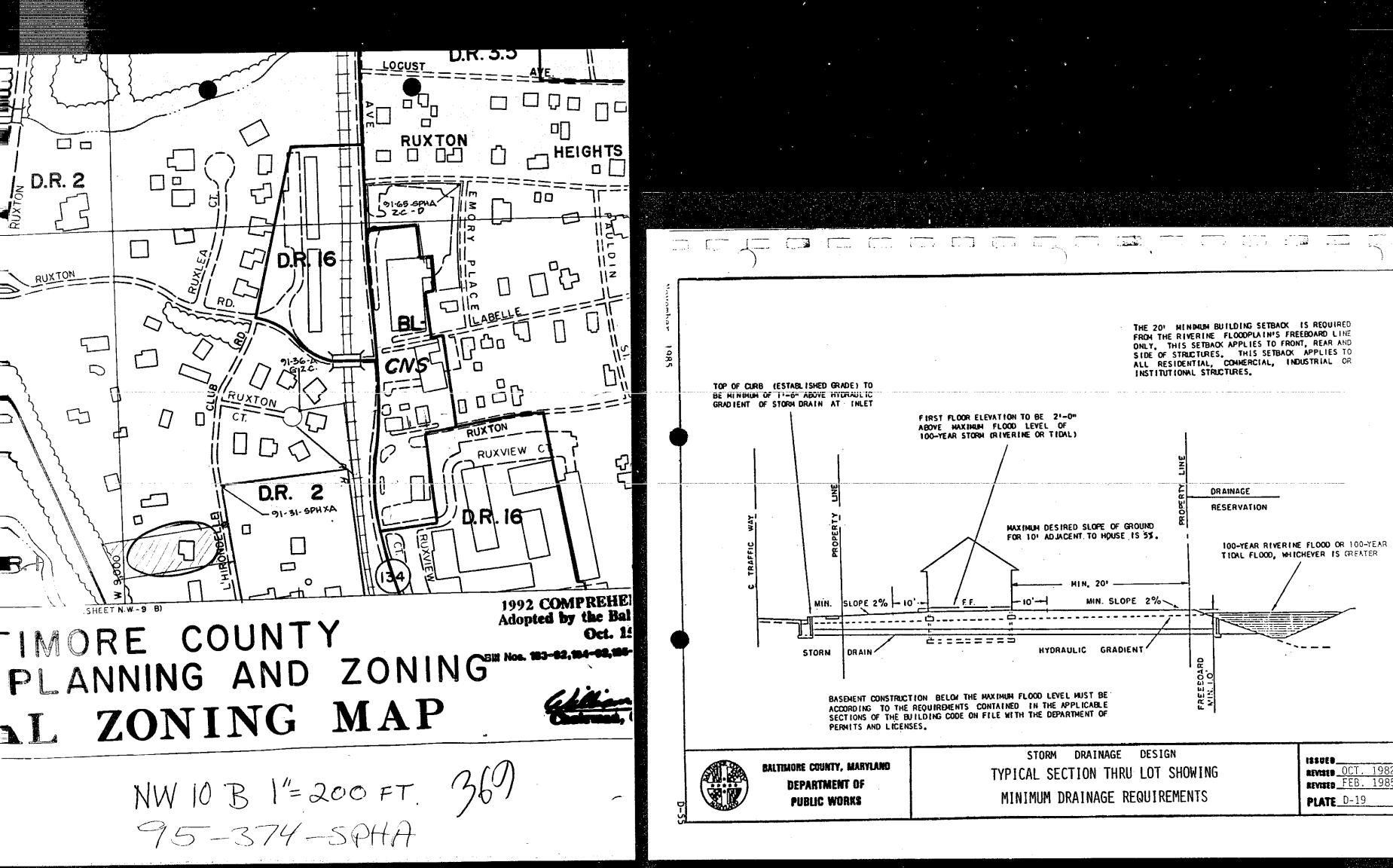
PROTESTANT(S) SIGN-IN SHEET

Marcy work	ADDRESS 7819 Filenham Rue Diday BRIER
· · · · · · · · · · · · · · · · · · ·	

RINT CLEARLY	BALTIMORE COUNTSIGN-I			IVES		
David L	NAME			<u>A</u>	tor's O	C.
David L	.Thomas		DPW	Dine	tor's O	fice
	· · · · · · · · · · · · · · · · · · ·	-				
7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 		•				
		-				
		-				
		-				
· · · · · · · · · · · · · · · · · · ·		-		 		
		-				
	• • • • • • • • • • • • • • • • • • • •	-	 			
		-				
		-				
		_				
···		_				
		<u>-</u>				
·		-				
		-			-, _, , , , , , , , , , , , , , , , , , 	
		-			<u> </u>	A Sankara akana ana
		<u>-</u>				
		-				
		-			<u> </u>	

PLEASE PRINT CLEARLY PETITIO	ONER(S) SIGN-IN SHEET
John C. Lang DAVE BUSCHMAN	ADDRESS 7614 L'hivondelle Club RD 212 1630 EVENCEA NO MARNIOTES MO 3110

Printed with Soybean Int. on Recycled Paper



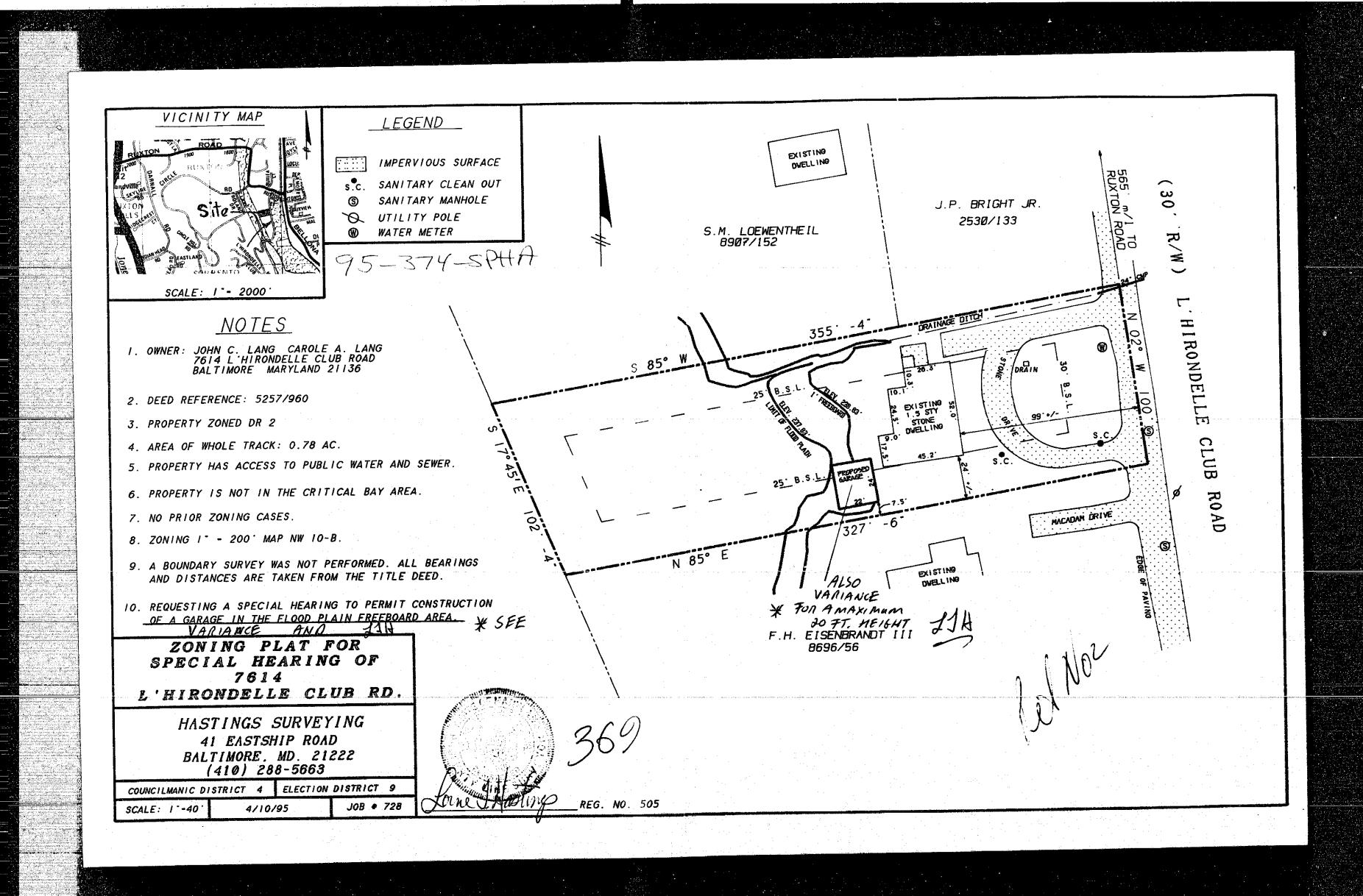


PLATE D-19

